



Town of Middletown
Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

TECHNICAL REVIEW COMMITTEE MINUTES

October 7, 2015

9:00am

Town Council Chambers
350 East Main Rd., Middletown, RI

Members present:

Ron Wolanski, Planning Director, Chairman
Tom O'Loughlin, DPW Director
Warren Hall, Town Engineer
Jack Kane, Building/Zoning Official

The meeting was called to order at 9:00am.

1. Recommendation to the Planning Board on a development plan review application of Aquidneck Avenue Equities, LLC to install additional parking area on property located at 850 Aquidneck Ave., Plat 114, Lot 92C.

The applicant was represented by his attorneys David Martland and Robert Silva, as well as his engineer, Ronald Cataldo.

Mr. Cataldo reviewed the components of the plan, which includes that reconstruction and reconfiguration of the rear parking lot on the subject property. Drainage improvements and portions of the parking lot have been installed. The new drainage system improves the prior conditions relative to storm runoff leaving the site. RIDEM has reviewed and approved the plans.

Mr. Hall requested a copy of the full set of site plans as approved by RIDEM and the drainage report. Mr. Cataldo will provide these items.

There was discussion of the need for a drainage maintenance easement or agreement to ensure maintenance to the drainage structures and allow for town access to the site in the event the owner fails to comply.

Mr. Wolanski reviewed the commercial development design requirements, and the apparent need for waivers from certain standards regarding buffers, screening and trees. Mr. Cataldo stated that a revised landscape plan will be provided that might address some of the deficiencies.

Given the need for additional information from the applicant, it was determined that a follow-up meeting with the TRC will be necessary.

Motion by Mr. Kane, seconded by Mr. Hall, to continue the TRC review to a date to be determined.

Vote: 4-0-0.

The meeting adjourned at 9:45am

Respectfully submitted
Ronald Wolanski, Planning Director, Chairman
Technical Review Committee